

COUNTY COUNCIL
OF
HARFORD COUNTY, MARYLAND

BILL NO. 88-85 (AS AMENDED)

Council President Hardwicke at the
request of the County Executive

Introduced by _____

Legislative Day No. 88-36 Date December 13, 1988

AN ACT to amend Subsection C of Section 267-28, heading, Buffer Yards, of Part I, heading, Standards, of Chapter 267, heading, Zoning; to add new Section 267-36.1, heading, Residential Office District (RO), to Article VI, heading, District Regulations, of Part I, heading, Standards, of Chapter 267, heading, Zoning; to repeal and re-enact Use Table I, heading, Principal Permitted Uses for Specific Zoning Districts, of Section 267-32, heading, Principal Permitted Uses by District; to add new Table VIIA, heading, Design Requirements for Specific Uses, RO District, of Section 267-33, heading, Requirements for Specific Districts; to repeal and re-enact, with amendments, ~~certain subsections~~ Subsections C (1), (2), (3), (4), (7), E, and F of Section 267-53, heading, Specific Standards, all of Chapter 267, heading, Zoning, of the Harford County Code, as amended; to provide for establishment of a new zoning district; and to further provide for special exception standards in the Residential/Office District (RO) and for related changes throughout the Code.

By the Council, December 13, 1988

Introduced, read first time, ordered posted and public hearing scheduled

on: January 17, 1989

at: 6:00 P.M.

By Order: Doris Poulsen, Secretary

PUBLIC HEARING

Having been posted and notice of time and place of hearing and title of Bill having been published according to the Charter, a public hearing was held on January 17, 1989, and concluded on, January 17, 1989

Doris Poulsen, Secretary

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW. [Brackets] indicate matter deleted from existing law. Underlining indicates language added to Bill by amendment. Language lined through indicates matter stricken out of Bill by amendment.

1 Section 1. Be It Enacted By The County Council Of Harford
2 County that Subsection C of Section 267-28, heading, Buffer
3 Yards, of Part I, heading, Standards of Chapter 267, heading,
4 Zoning, be, and it hereby is, amended; that new Section 267-
5 36.1, heading, Residential/Office District (RO), be, and it
6 hereby is, added to Article VI, heading, District
7 Regulations, of Part I, heading, Standards, of Chapter 267,
8 heading, Zoning; that Use Table I, heading, Principal
9 Permitted Uses for Specific Zoning Districts, of Section 267-
10 32, heading, Principal Permitted Uses by Districts, be, and
11 it hereby is, re-enacted, with amendments; that new Table
12 VIIA, heading, Design Requirements for Specific Uses, RO
13 District, of Section 267-33, heading, Requirements for
14 Specific Districts, be, and it hereby is, added; and that
15 Subsections C (1), (2), (3), (4), (7), E, and F of Section
16 267-53, heading, Specific Standards, all of Chapter 267,
17 heading, Zoning, of the Harford County Code, as amended, be,
18 and it hereby is, repealed and re-enacted, with amendments,
19 all to read as follows:

20 Chapter 267. Zoning.

21 Article VI. District Regulations.

22 Section 267-28. Buffer Yards.

23 C. Buffer yard requirements. The following minimum
24 buffer yard requirements shall be applicable to all
25 districts:
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1		Adjacent	Buffer
2	Proposed Use	District	Yard Width
3		or Use	(feet)
4	Agricultural service use	Residential use	10
5	Proposed residential use	Residential use	10
6	of a net density twice		
7	that of the adjacent		
8	existing or proposed		
9	residential project		
10	Residential rear yard	Collector and	10
11		arterial public	
12		roads	
13	Active public	Residential use	10
14	recreation of over		
15	2 acres		
16	Business use		
17	RO	RESIDENTIAL USE	10
18	B-1 District	Residential use	10
19	B-2 District	Residential use	15
20	B-3 District	Residential use	20
21	Shopping center	Residential district	25
22	Commercial, Industrial	Residential district	15
23	or Office/Research		
24	Industrial District		
25	General Industrial	Residential district	20

District

Extraction or landfill Residential use and 30

public roads

Public utility Residential use and 10

facility public roads

Sewage pumping station Residential use and 10

public roads

Section 267-36.1. RESIDENTIAL/OFFICE DISTRICT (RO).

A. PURPOSE. THIS DISTRICT IS INTENDED TO PROVIDE FOR THE CONVERSION OF RESIDENTIAL STRUCTURES TO OFFICE USES AND CONSTRUCTION OF SMALL OFFICE BUILDINGS IN PREDOMINANTLY RESIDENTIAL AREAS ON SITES THAT, BECAUSE OF ADJACENT COMMERCIAL ACTIVITY, HEAVY COMMERCIAL TRAFFIC OR OTHER SIMILAR FACTORS MAY NO LONGER BE SUITABLE FOR ONLY THOSE USES ALLOWABLE IN RESIDENTIAL DISTRICTS. IT IS THE COMMON INTENTION IN THIS DISTRICT THAT THE BUILDINGS AND USES BE COMPATIBLE WITH THE PRESENT OR PROSPECTIVE USES OF NEARBY RESIDENTIAL PROPERTY.

B. GENERAL REGULATIONS. MINIMUM LOT AREA, AREA PER DWELLING OR FAMILY UNIT, BUILDING SETBACK FROM ADJACENT RESIDENTIAL LOT LINES, LOT WIDTH, FRONT, SIDE AND REAR YARD AND MAXIMUM BUILDING HEIGHT, AS DISPLAYED IN TABLE VIIA, SHALL APPLY SUBJECT TO OTHER REQUIREMENTS OF THIS CODE.

C. SPECIFIC REGULATIONS. THE FOLLOWING USES ARE PERMITTED SUBJECT TO THE ADDITIONAL REQUIREMENTS BELOW:

1 AGRICULTURE, ON A LOT OF TWO (2) ACRES OR MORE,
2 PROVIDED NOT MORE THAN ONE (1) ANIMAL UNIT PER ACRE SHALL BE
3 PERMITTED. AGRICULTURE SHALL BE PERMITTED AS AN INTERIM USE
4 ON ANY PARCEL PENDING ITS DEVELOPMENT FOR RESIDENTIAL
5 PURPOSES, PROVIDED THAT ALL BUILDINGS ASSOCIATED WITH THIS
6 USE, INCLUDING FARM HOUSE, BARNs AND SILOS, SHALL MEET THE
7 REQUIRED MINIMUM SETBACKS FOR PRINCIPAL USES. BUILDINGS IN
8 WHICH ANIMALS ARE HOUSED OR KEPT SHALL COMPLY WITH THE
9 FOLLOWING SETBACKS FOR ADJACENT RESIDENTIAL LOTS.

10 NUMBER OF	SETBACK FROM ADJACENT
11 <u>ANIMAL UNITS</u>	<u>RESIDENTIAL LOT (IN FEET)</u>

12 1-2	100
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13 3-10	150
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14 11 OR MORE	200
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15 D. CONVERSION OF EXISTING SINGLE FAMILY DETACHED
16 DWELLING TO ACCOMMODATE NOT MORE THAN TWO (2) DWELLING UNITS
17 SUBJECT TO A MINIMUM LOT AREA OF FIVE THOUSAND (5,000) SQUARE
18 FEET PER DWELLING UNIT. PARKING ON SITE SHALL BE PROVIDED
19 AT A MINIMUM OF TWO (2) SPACES PER DWELLING UNIT.

20 E. OFFICE USES.

21 (1) REDEVELOPMENT OF EXISTING RESIDENTIAL
22 STRUCTURES. REDEVELOPMENT OF EXISTING RESIDENTIAL STRUCTURES
23 SHALL BE PERMITTED IF ANY PHYSICAL MODIFICATION IS IN
24 ARCHITECTURAL PARITY WITH THE SURROUNDING NEIGHBORHOOD.
25 SPECIFICALLY, THE HEIGHT, SCALE AND CHARACTER SHALL BE
26 COMPATIBLE WITH THE ORIGINAL RESIDENTIAL STRUCTURE.
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1 (2) DEVELOPMENT OF NEW BUILDINGS. FRONT
2 ELEVATIONS MUST BE SUBMITTED TO THE ZONING ADMINISTRATOR AND
3 SHALL INCLUDE MATERIALS TO BE USED. SUCH SUBMITTAL SHALL
4 OCCUR PRIOR TO APPLICATION FOR A BUILDING PERMIT. FAILURE TO
5 MEET ARCHITECTURAL STANDARDS COMPATIBLE WITH THOSE IN THE
6 SURROUNDING DISTRICT SHALL BE GROUNDS FOR DENIAL OF A
7 BUILDING PERMIT. NEW BUILDINGS DEVELOPED FOR OFFICE USES
8 SHALL MAINTAIN HEIGHT, SCALE AND CHARACTER COMPATIBLE WITH
9 EXISTING AND ADJACENT RESIDENTIAL BUILDINGS. SUBJECT TO THE
10 MAXIMUM HEIGHT LIMITATIONS OF TABLE VIIA, THE HEIGHT OF A NEW
11 BUILDING SHALL BE NO GREATER THAN THE HEIGHT OF THE TALLEST
12 ADJACENT BUILDING. THE CORNICE LINE, WINDOW LINE, ROOF PITCH
13 AND ENTRY SHALL ALSO REFLECT OR CONSIDER THE SAME ELEMENTS IN
14 THE ADJACENT BUILDING. IN ADDITION, MASSING AND BUILDING
15 MATERIALS SHALL ALSO CONSIDER THE ELEMENTS OF THE ADJACENT
16 RESIDENTIAL BUILDING.

17 (3) LOT SIZE. THE MAXIMUM AREA FOR ANY ONE
18 BUSINESS USE SHALL BE NOT MORE THAN TWO (2) ACRES.

19 (4) DESIGN REQUIREMENTS. SEE DESIGN TABLE VIIA.

20 (5) MAXIMUM BUILDING COVERAGE. THE MAXIMUM
21 BUILDING COVERAGE SHALL BE FORTY PERCENT (40%) OF THE LOT AND
22 MAXIMUM IMPERVIOUS SURFACE SHALL BE SIXTY-FIVE PERCENT (65%)
23 OF THE LOT.

24 F. USE LIMITATIONS. THE PERMITTED USES IN THE
25 RESIDENTIAL/OFFICE DISTRICT SHALL COMPLY WITH THE FOLLOWING:
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1 (1) ENCLOSED BUILDING. ALL USES PERMITTED SHALL
2 BE CONDUCTED WITHIN AN ENCLOSED BUILDING, EXCEPT PARKING,
3 LOADING, UNLOADING OR AS OTHERWISE PERMITTED.

4 (2) STORAGE RESTRICTION. OUTSIDE STORAGE OF
5 MATERIAL OR EQUIPMENT SHALL NOT BE PERMITTED.

6 (3) SCREENING REQUIREMENT. PARKING, LOADING,
7 UNLOADING OR OTHER OUTDOOR ACTIVITIES SHALL BE SCREENED FROM
8 ADJACENT RESIDENTIAL LOT OR PUBLIC ROAD. SUCH SCREENING
9 SHALL CONSIST OF LANDSCAPING, WALLS OR SOLID FENCING AT LEAST
10 SIX (6) FEET HIGH WHICH SHALL BE CONTINUOUS TO PREVENT
11 VISIBILITY OF THE AREA.

12 G. LANDSCAPING. LANDSCAPING SHALL PRESERVE UNIQUE
13 FEATURES AND MATURE VEGETATION, ESPECIALLY LARGE TREES. ALL
14 PERVIOUS AREAS SHALL BE MAINTAINED TO PRESERVE THE
15 RESIDENTIAL CHARACTER OF THE AREA. LANDSCAPED BUFFER YARDS
16 SHALL BE PLANTED IN SCALE WITH ADJOINING RESIDENCES AND IN
17 ACCORDANCE WITH SECTION 267-28 HEREIN.

18 H. OUTSIDE LIGHTING. OUTSIDE LIGHTING SHALL BE SO
19 SHADED, SHIELDED, OR DIRECTED THAT IT DOES NOT ADVERSELY
20 AFFECT RESIDENTS OF ADJACENT PROPERTY.

21 Section 267-53. Specific standards.

22 The special exceptions enumerated herein, in addition to
23 other conditions as may be imposed by the Board, shall comply
24 with the following requirements:

1 C. Institutional uses.

2 (1) Cemeteries, memorial gardens and
3 crematories. These uses may be granted in any district,
4 except the GI District, provided that:

5 (a) A minimum parcel of twenty (20) acres
6 for cemeteries and memorial gardens shall be established,
7 unless such uses are accessory to a house of worship.

8 (b) Structures used for interment,
9 including mausoleums, vaults or columbariums, shall be set
10 back not less than eighty (80) feet from any road bounding
11 the cemetery and not less than fifty-five (55) feet from any
12 other lot line.

13 (c) All graves or burial plots shall be set
14 back not less than thirty (30) feet from any public road
15 right-of-way and not less than fifty (50) feet from any
16 adjacent lot line.

17 (d) Such use shall be subject to the
18 approval of the State Department of Health and Mental
19 Hygiene.

20 (2) Civil service clubs and fraternal
21 organizations. These uses may be granted in the AG, RR, R1,
22 R2, R3, R4 [and], RO AND VR Districts, provided that:

23 (a) Any building shall be at least one
24 hundred (100) feet from any adjacent residential lot and at
25 least fifty (50) feet from any other lot line. The front
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1 yard depth shall be at least one hundred (100) feet, except
2 along roads with eighty-foot rights-of-way or more, where the
3 front yard depth shall be at least fifty (50) feet.

4 (b) Total building coverage shall not be
5 more than thirty percent (30%) of the parcel area.

6 (c) No parking area shall be located in any
7 required front yard.

8 (d) A buffer yard of at least ten (10) feet
9 shall be provided along any boundary with an adjacent
10 residential lot, except that, if alcoholic beverages are
11 served, then the buffer yard shall be at least fifty (50)
12 feet.

13 (3) Community centers or assembly halls. These
14 uses may be granted in the AG, RR, R1, R2, R3, R4 [and], R0
15 AND VR Districts, provided that:

16 (a) Any building shall be at least one
17 hundred (100) feet from any adjacent residential lot and at
18 least fifty (50) feet from any other lot line. The front
19 yard depth shall be at least one hundred (100) feet, except
20 along roads with eighty-foot rights-of-way or more, where the
21 front yard depth shall be at least fifty (50) feet.

22 (b) Total building coverage shall not be
23 more than thirty percent (30%) of the parcel area.

1 (c) No parking space shall be located in
2 any required front yard.

3 (d) A buffer yard of at least ten (10) feet
4 shall be provided along any boundary with an adjacent
5 residential lot.

6 (4) Day-care centers. These uses may be granted
7 in the AG, RR, R1, R2, R3, R4 [and], RO AND VR Districts,
8 provided that:

9 (a) A minimum parcel area of one-half (1/2)
10 acre is established.

11 (b) Access to the facility shall be from an
12 arterial or collector road, with all outdoor play areas
13 located in a solid fenced or screened area in the rear of the
14 building.

15 (c) The operation may be conducted in a
16 previously existing structure, or, if a new structure is
17 constructed, the architecture of the building shall be
18 harmonious with other architecture within the neighborhood.

19 (7) Schools, colleges and universities. These
20 uses may be granted in any district, except the RO, GI and
21 ORI Districts, provided that:

22 (a) Schools, colleges and universities
23 which offer any general academic instruction at levels above
24 the eighth grade must have:

1 (1) A parcel area of at least three
2 (3) acres, plus eight hundred seventy-five (875) square feet
3 of parcel area for each student in excess of fifty (50).

4 (2) A parcel frontage of at least
5 three hundred (300) feet.

6 (3) A front yard depth of at least
7 fifty (50) feet, a side yard depth equal to at least two (2)
8 times the height of the tallest institutional building
9 located on the parcel which is proximate to the side lot line
10 and a rear yard depth of at least fifty (50) feet.

11 (b) Kindergartens must have:

12 (1) A parcel area of at least twenty
13 thousand (20,000) square feet per fifteen (15) students or
14 fraction thereof.

15 (2) A parcel frontage of at least one
16 hundred (100) feet.

17 (3) A front yard depth of at least
18 forth (40) feet, a side yard depth equal to at least the
19 height of the tallest institutional building located on the
20 parcel which is proximate to the side yard and a rear yard
21 depth of at least forty (40) feet.

22 (c) All other educational institutions must
23 comply with the following:

24 (1) Where the maximum attendance at
25 any one (1) time does not exceed forty (40) students, such
26 institution must have:

1 (a) A parcel area of at least
2 twenty thousand (20,000) square feet per fifteen (15)
3 students or fraction thereof.

4 (b) A parcel frontage of at
5 least one hundred fifty (150) feet.

6 (c) A front yard depth of at
7 least forty (40) feet, a side yard depth equal to at least
8 the height of the tallest institutional building located on
9 the parcel which is proximate to the side yard and a rear
10 yard depth of at least forty (40) feet.

11 (2) Where the maximum attendance at
12 any one (1) time exceeds forty (40) students, such
13 institution must have:

14 (a) A parcel area of a least
15 three (3) acres, plus seven hundred (700) square feet for
16 each student in excess of sixty (60).

17 (b) A parcel frontage of at
18 least two hundred (200) feet.

19 (c) A front yard depth of at
20 least fifty (50) feet, a side yard depth equal to at least
21 two (2) times the height of the tallest institutional
22 building located on the parcel which is proximate to the side
23 yard and a rear yard depth of at least fifty (50) feet.

24 (d) School buses shall be garaged or shall
25 be stored in an area to the rear of the main building and
26 adequately screened.

1 (e) A buffer yard ten (10) feet wide shall
2 be provided along the boundary with an adjacent residential
3 lot.

4 E. Natural resource uses.

5 (1) Mineral extraction and processing.
6 These uses may be granted in the AG, RR, R1, R2, R3, R4, R0,
7 VR, VB, B1, B2 and B3 Districts, provided that:

8 (a) A permit for such use has been
9 approved by the State Department of Natural Resources.

10 (b) No building or structure shall be
11 located within one hundred (100) feet of any road right-of-
12 way or adjoining property line.

13 (c) No washing, crushing, processing,
14 blasting or similar operation shall be conducted within two
15 hundred (200) feet of any road right-of-way or adjacent
16 residential lot.

17 (d) Existing trees and ground cover
18 along public road frontage shall be preserved, maintained and
19 supplemented by selective cutting, transplanting and addition
20 of trees, shrubs and other ground cover for the depth of the
21 front yard setback. Where it is determined that landscaping
22 is not practical because of soil and/or operation conditions,
23 other screening shall be provided.

24 (e) Any use authorized as a
25 conditional use pursuant to Board of Appeals approval prior
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AS AMENDED

1 to the effective date of Bill No. 82-14, as amended shall
2 comply with the conditions as previously established. Any
3 use authorized after the effective date of Bill No. 82-14, as
4 amended, may proceed, subject to the conditions of this
5 section. Where a conditional use or special exception has
6 been granted, any modification or change of operations
7 affecting the conditions or expansion of the use shall be
8 subject to approval by the Board of Appeals.

9 (2) Sawmills. These uses may be granted in
10 the AG and B3 Districts, provided that:

11 (a) A minimum parcel area of ten (10)
12 acres is required.

13 (b) Noise shall not become a nuisance
14 to the neighborhood.

15 F. Residential uses.

16 (1) Apartments dwellings, garden, mid-rise
17 and high-rise. These uses may be granted in the R4 and B3
18 Districts, provided that:

19 (a) A minimum parcel area of not less
20 than five (5) nor more than fifteen (15) acres shall be
21 established.

22 (b) The density shall not exceed
23 twenty (20) dwelling units per acre for mid-rise apartments
24 and thirty (30) dwelling units per acre for high-rise
25 apartments, and the maximum building coverage shall be forty
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1 percent (40%) of the total parcel for mid-rise apartments and
2 thirty percent (30%) of the total parcel for high-rise
3 apartments.

4 (c) The location is suitable for
5 apartment dwellings with regard to traffic, access,
6 efficiency and convenience of land use and safety.

7 (d) The proposed project is designed
8 with properly arranged traffic flow and parking, buildings
9 which are compatible and harmonious with surrounding uses,
10 minimum obstruction to the view of those who live in the
11 surrounding area and no adverse effect upon adjoining or
12 surrounding properties.

13 (e) The open space shall constitute
14 at least thirty-five percent (35%) of the parcel area, of
15 which at least forty percent (40%) shall be suitable for and
16 devoted to active recreation.

17 (f) Any area not used for buildings,
18 structures or parking shall be landscaped and properly
19 maintained.

20 (g) In the B3 District, apartment
21 dwelling structures shall be able to provide retail and
22 service uses primarily intended for the future residents to
23 the extent of one thousand (1,000) square feet of gross floor
24 area for every one hundred (100) dwelling units within the
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1 project. Business uses shall be located on only the first
2 two (2) floors of any building. No more than one (1)
3 restaurant or bar shall be permitted. No freestanding signs
4 advertising the business uses shall be allowed.

5 (2) Camps, retreats and recreational
6 vehicle parks. These uses may be granted in the AG District,
7 provided that:

8 (a) Recreational vehicle parks shall
9 contain electrical and water outlets for individual sites,
10 one (1) or more central sanitary stations, toilets and shower
11 facilities.

12 (b) The parcel shall have a minimum
13 frontage of two hundred (200) feet on a collector or arterial
14 road.

15 (c) Maximum density permitted shall
16 be ten (10) campsites or rooms per acre, with a minimum
17 campsite size of three thousand (3,000) square feet. All
18 campsites shall be at least fifty (50) feet from any property
19 line.

20 (d) One (1) freestanding sign, not
21 more than fifty (50) square feet in area and not more than
22 twenty-five (25) feet in height, shall be permitted along
23 each road frontage. Building-identification signs shall be
24 attached to buildings and shall not exceed a total of ten
25 (10) square feet.
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1 (e) The only permitted permanent
2 residential occupancy shall be for the resident owner or
3 manager.

4 (3) Cottage houses. A second dwelling on a
5 single lot may be granted in the AG, RR, R1, R2, R3, R4
6 [and], RO AND VR Districts, provided that:

7 (a) The second dwelling shall be of a
8 temporary nature. The use shall terminate and the dwelling
9 shall be removed within sixty (60) days when the need no
10 longer exists or if the primary parcel is transferred or
11 assigned. Either the permanent dwelling or the second
12 dwelling shall be occupied by a grandparent, parent, child,
13 brother or sister or aunt or uncle of the owner and resident
14 residing on the primary parcel.

15 (b) The occupant of the permanent
16 dwelling or the temporary second dwelling shall be more than
17 sixty-two (62) years old or have a disabling physical or
18 mental condition which requires continued care and attention.

19 (c) The primary parcel shall be a
20 minimum area of fifteen thousand (15,000) square feet. The
21 cottage house shall meet the setbacks for accessory
22 buildings.

23 (d) If such dwellings are mobile
24 homes, skirting of a compatible material shall substitute for
25 a foundation.
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1 (e) The applicant shall submit to the
2 Zoning Administrator a statement from a physician as to the
3 continued need based on the original approval every two (2)
4 years. Within sixty (60) days prior to the expiration of the
5 two-year approval period, the Department shall notify the
6 applicant that the cottage house approval will expire at the
7 end of the approval period. Failure of the applicant to
8 provide the Department with a statement from a physician will
9 result in termination of the cottage house approval. To
10 reestablish cottage house approval, the applicant shall
11 obtain Board of Appeals approval.

12 (f) Prior to the Department of
13 Planning and Zoning's accepting an application for a a
14 cottage house, the applicant shall provide the Department
15 with a letter of approval from the Harford County Department
16 of Health, stating that the water and sewer facilities for
17 the cottage house meet State Health Department Requirements.

18 (g) Cottage house approval shall not
19 be grounds or evidence for hardship for future use variance.

20 (4) Country inns and resorts. These uses
21 may be granted in the AG, RR, R1, R2, R3, R4 [and], RO AND VR
22 Districts, provided that:

23 (a) The country inn or resort shall
24 provide eating and sleeping facilities for at least three (3)
25 guests on a daily or weekly short-term basis.
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1 (b) The project shall be responsive
2 to the natural and historic features of the parcel.

3 (c) Any historic structures renovated
4 and used shall be subject to review by the Historic District
5 Commission.

6 (5) Group homes. These uses may be granted
7 in the AG, RR, R1, R2, R3, R4 [and], RO AND VR Districts,
8 provided that:

9 (a) A minimum parcel area of three
10 (3) acres is required in the AG District. A minimum parcel
11 area of two (2) acres is required in the RR and R1 Districts.

12 (b) The intensity of the group
13 quarters is limited to eight (8) residents per acre of the
14 parcel.

15 (6) Mobile homes. These uses may be
16 granted in the R3, R4, VR, VB, B1, B2 and B3 Districts,
17 provided that:

18 (a) The main roof of each unit shall
19 be pitched, having at least one (1) foot of rise for each
20 four (4) feet of horizontal. The roofing material shall be
21 compatible with residential dwellings within the neighborhood
22 in which the mobile home is to be located.

23 (b) The exterior finish of the unit
24 shall be of a color, material and scale which are harmonious
25 with the existing residential dwellings within the
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1 neighborhood in which the mobile home is to be located. In
2 no case shall the degree of reflectivity of exterior finishes
3 exceed that of semigloss white paint. Siding, trim and
4 features shall be compatible with other materials used in
5 construction of the mobile home unit.

6 (c) The mobile home unit shall be
7 placed on a permanent foundation in accordance with the
8 manufacturer's specifications. Installation shall include a
9 positive surface water drainage away from each unit.

10 (d) All wheels, axles, transporting
11 lights and removable towing apparatus shall be removed from
12 each unit prior to occupancy.

13 (e) The lot size and yard
14 requirements applicable to a single-family detached dwelling
15 in the respective zoning district shall apply to mobile
16 homes.

17 (f) In the VR and VB Districts,
18 mobile homes shall have a minimum width of twenty-four (24)
19 feet and a minimum length of forty-eight (48) feet.

20 (7) Nursing homes. These uses may be
21 granted in the AG, RR, R1, R2, VR, VB and B1 Districts,
22 provided that:

23 (a) A minimum parcel area of five (5)
24 acres is established and a maximum building coverage of forty
25 percent (40%) of the parcel is provided.
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1 (b) The setbacks of the district for
2 institutional uses shall be met.

3 (c) The density shall not exceed
4 twenty (20) beds per acre of the parcel.

5 (8) Personal-care boarding homes. These
6 uses may be granted in the AG, RR, R1, R2, R3, R4, R0, VB and
7 VR Districts, provided that:

8 (a) The proposed use shall be located
9 in a single-family detached dwelling.

10 (b) The proposed use meets the
11 minimum lot size requirements for a conventional single
12 family residence in the district where located.

13 (c) A maximum density of one (1)
14 boarder per two thousand (2,000) square feet of lot area
15 shall be maintained.

16 (d) Adequate off-street parking shall
17 be provided.

18 (e) Where an application is for
19 construction of a new dwelling, the building shall be similar
20 in appearance to other single-family dwellings in the
21 neighborhood.

22 Section 2. And Be It Further Enacted, that this Act shall
23 take effect sixty (60) calendar days from the date it becomes
24 law.

25
26 EFFECTIVE: April 17, 1989

88-85

AS AMENDED

BY THE COUNCIL

BILL NO. 88-85 (AS AMENDED)

Read the third time.

Passed LSD 89-5 (February 14, 1989) (with amendments)

Failed of Passage _____

By Order

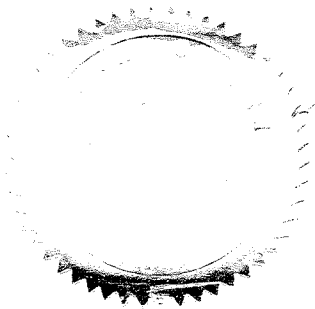
Doris Poulsen, Secretary

Sealed with the County Seal and presented to the County Executive
for his approval this 15th day of February, 1989
at 3:00 o'clock P.M.

Doris Poulsen, Secretary

BY THE EXECUTIVE

APPROVED:



[Signature]
County Executive

Date 2-15-89

BY THE COUNCIL

This Bill, (No. 88-85, as amended), having been approved by
the Executive and returned to the Council, becomes law on
February 15, 1989.

Doris Poulsen, Secretary

EFFECTIVE DATE: April 17, 1989

88-85

AS AMENDED